

\$727,700 - 212 Cove Way, Chestermere

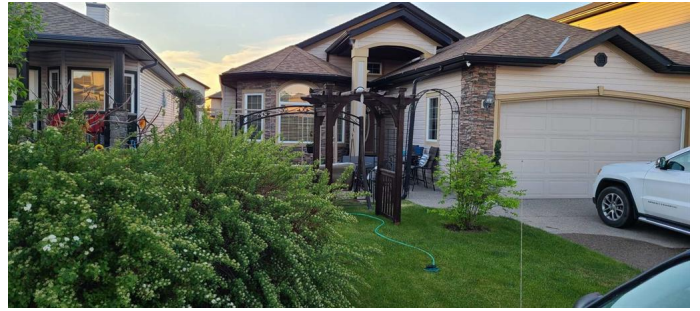
MLS® #A2191110

\$727,700

5 Bedroom, 3.00 Bathroom, 1,559 sqft
Residential on 0.12 Acres

The Cove, Chestermere, Alberta

OPPORTUNITY Knocks! This Elegant Custom-Built home located on the COVE of Chestermere Lake just a 2 min walk to the SECLUDED COVE BEACH, Pickle Ball/Tennis court & off leash dog park! This WALK-OUT bungalow with IN-FLOOR HEAT boasts almost 3000 Sq ft of living space & backs on a beautiful green space with miles of walking paths interconnected to the Western headworks Canal Pathway for biking/hiking enthusiasts! The aggregate walkway & steps lead into a stylish entry with a designer in-lay porcelain tile. Beautifully unique 'TIGERWOOD' HARDWOOD FLOORS lead to the gorgeous kitchen with 39â€• UPPER MAPLE CABINETS & large island seating 5 people comfortably & featuring timeless 'top of the line' GRANITE countertops & designer pendant lighting! Oversized CORNER PANTRY! Two sunny skylights! Stainless Steel appliances with built-in wall oven, microwave & cook-top stove. Bright Cozy Eating Nook with sliding doors to a fully covered upper deck for year-round BBQâ€™s & future staircase access! Gorgeous 3-WAY FIREPLACE with stone tile warms up the eating nook & Living room! GRAND VAULTED Ceilings highlight the large Great room with Bight Bay Window overlooking the greenspace! Knockdown Ceilings on both levels! Primary bedroom is spacious with Vaulted ceiling & will easily accommodate a King size bed! The ensuite includes a corner jetted tub, stand alone shower & is conveniently located next to a



spacious walk-In Closet & built-in vanity table! Enjoy the sunny large sized Den or Dinning space with Bay window, that subject to city permit approval, could easily convert into a 3rd upper bedroom. The 2nd bedroom boasts two closets & is next to the well-appointed half bath with room to add a tub shower with permits & subject to city approval. MAIN FLOOR WALK-IN LAUNDRY with CORNER SINK... great for giving Fido a bath! Enjoy the sunny front yard patio! The Lower level has an abundance of large bright windows, separate entrance door that leads to an expansive concrete patio. Rare Cozy In-slab Heated Floors & 9'™ ceilings for a spacious feel! This home features an Illegal Suite with a convenient second Kitchen featuring a large counter, fridge, microwave & walk-in pantry. Recently FULLY SERVICED FURNACE, Super Large Family Room area, large enough for pool table, with Green Space View & Corner Fireplace! RI wiring for sound. There are 3 large bedrooms with 2 oversized closets & a 4 pce bathroom with soaker tub shower combo. Finally, the second laundry space that accommodates a full-sized washer dryer is next to the utility room. Walk to shopping, restaurants or Timmy's and only 5 min drive to the boat launch, Indoor arena or Golf Course! Approx. 20 min to Stony Trail, Deerfoot trail & 25 min to Down Town Calgary! Don't miss your OPPORTUNITY to make this gorgeous property your Home! Call today!

Built in 2006

Essential Information

MLS® #	A2191110
Price	\$727,700
Bedrooms	5
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,559
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	212 Cove Way
Subdivision	The Cove
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1V4

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Crown Molding, Stone Counters, Central Vacuum, Jetted Tub, Separate Entrance, Vaulted Ceiling(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Cooktop, See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Mantle, Tile, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Courtyard, Awning(s), Lighting
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Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Days on Market	35
Zoning	R1

Listing Details

Listing Office	Graham Realty Inc.
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